



## Upper Acres, Witham, Essex, CM8 2LA

Offers in excess of £250,000

\*\*\*NEW INSTRUCTION\*\*\* - NO ONWARD CHAIN.....Situated in a popular cul-de-sac location, approx 0.7 miles from the train station, is this well presented semi detached house. The accommodation includes an entrance hall, 14'4 x 10'6 lounge, 13'10 x 7'9 kitchen/breakfast room, two double bedrooms and modern three piece bathroom suite. The property also offers a secluded South/West facing rear garden, driveway providing off street parking for two/three cars, double glazed windows and gas central heating. **VIEWING STRONGLY ADVISED.**

- No onward chain
- Gas central heating
- Two double bedrooms
- 14'4 x 10'6 lounge
- Secluded South/West facing rear garden
- Popular cul-de-sac location
- Double glazed windows
- Modern bathroom
- 13'10 x 7'9 kitchen/breakfast room
- EPC - C

## **Distances**

Witham Train Station - 0.7 miles

Witham High Street - 1.2 miles

Maltings Academy - 1.7 miles

Templars Primary & Nursery School - 0.2 miles

A12 Junction 22 - 1.6 miles

Chelmsford City Centre - 11 miles

All distances are approximate

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **Entrance Hall**

Obscure part glazed entrance door. Stairs to first floor. Radiator.

#### **Lounge**

4.39m x 3.21m (14'4" x 10'6" )

Double glazed window to front. Laminate flooring. Radiator. Large under stairs storage cupboard.

#### **Kitchen/Dining Room**

4.24m x 2.38m (13'10" x 7'9" )

Double glazed window and sliding patio door to rear. A range of fitted units to base and eye level. Laminate roll top work surfaces incorporating stainless steel sink unit with mixer taps. Integrated oven with gas hob above and extractor hood over. Space and plumbing for washing machine. Space for full height fridge/freezer. Part tiled walls. Laminate flooring. Radiator.

### **FIRST FLOOR**

#### **Bedroom One**

4.29m x 2.38m (14'0" x 7'9" )

Two double glazed windows to front. Radiator. Built in bulkhead storage cupboard.

#### **Bedroom Two**

3.69m + wardrobes x 2.45m (12'1" + wardrobes x 8'0" )

Two double glazed windows to rear. Radiator. A range of fitted wardrobes to one wall with mirrored sliding doors.

#### **Bathroom**

Obscure double glazed window to side. A modern white suite comprising panelled bath with Triton shower over. Pedestal wash hand basin and low level WC. Part tiled walls. Chrome effect heated towel rail. Extractor fan.

#### **Landing**

Stairs to ground floor. Loft access. Airing cupboard housing hot water cylinder.

### **EXTERIOR**

## Rear Garden

A secluded South/West facing rear garden commencing with a large private decking area. Remainder laid to lawn with fencing to boundaries. Timber framed shed to remain. Side gate giving access to front.

## Front Garden/Driveway

Driveway providing off street parking for two/three cars. Lawned gardens with various mature flowers and shrubs.

## Services

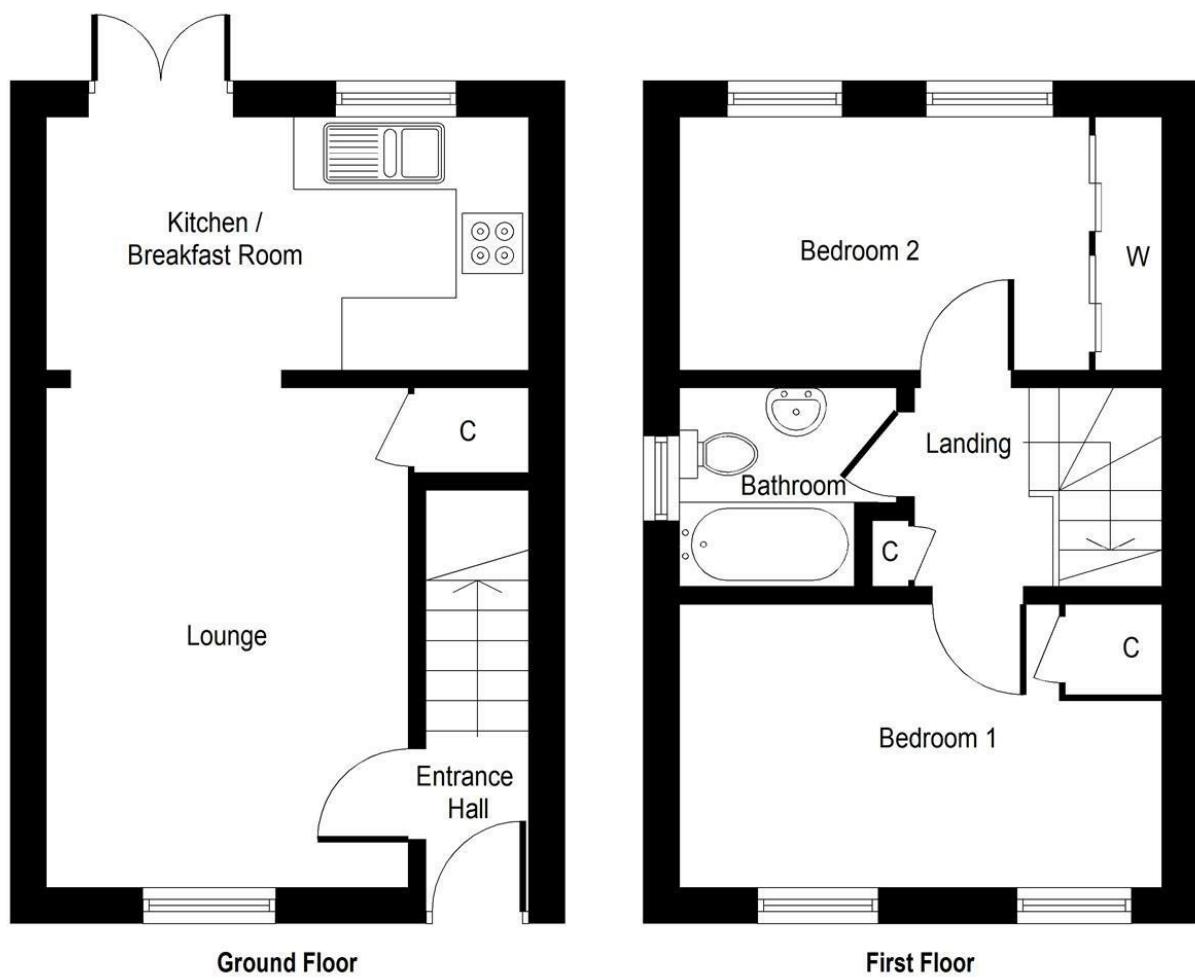
Gas central heating. Mains water supply and drainage.

## Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382555.

## Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

